153.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,600 / 859,600
					USE VALUE:	859,600 / 859,600
					ASSESSED:	859,600 / 859,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREY DOROTHY A
Owner 2:	
Owner 3:	
Street 1:	48 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5644.000	388,100		471,500	859,600
Total Card	0.130	388,100		471,500	859,600
Total Parcel	0.130	388,100		471,500	859,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.77 | /Parcel: 419.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

101776

GIS Ref

GIS Ref

Insp Date

08/08/16

!12018!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,100	0	5,644.	471,500	859,600		Year end	12/23/2021
2021	101	FV	376,400	0	5,644.	471,500	847,900		Year End Roll	12/10/2020
2020	101	FV	376,400	0	5,644.	471,500	847,900	847,900	Year End Roll	12/18/2019
2019	101	FV	285,800	0	5,644.	442,000	727,800	727,800	Year End Roll	1/3/2019
2018	101	FV	285,800	0	5,644.	365,400	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	285,800	0	5,644.	335,900	621,700	621,700	Year End Roll	1/3/2017
2016	101	FV	264,900	0	5,644.	306,400	571,300	571,300	Year End	1/4/2016
2015	101	FV	258,400	0	5,644.	300,600	559,000	559,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:41:14

LAST REV

Date	Time
08/07/19	12:09:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12018

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	849-87		5/29/1974		46,000	No	No		Stephen C Grey dod 6/24/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	2022	Addition	85,000					
8/25/2004	782	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2016	Measured	DGM	D Mann
8/8/2016	Permit Visit	DGM	D Mann
11/22/2008	Meas/Inspect	189	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	264	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101776
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5644		Sq. Ft.	Site		0	80.	1.04	9									471,455						471,500	

Total AC/HA:	0.12957	Total SF/SM:	5644	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	471,455	Spl Credit		Total:	471,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Yes
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21481979
Const Adj.:	0.98784202
Adj $ / SQ:	156.007
Other Features:	90410
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476783
Depreciation:	88682
Depreciated Total:	388101

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

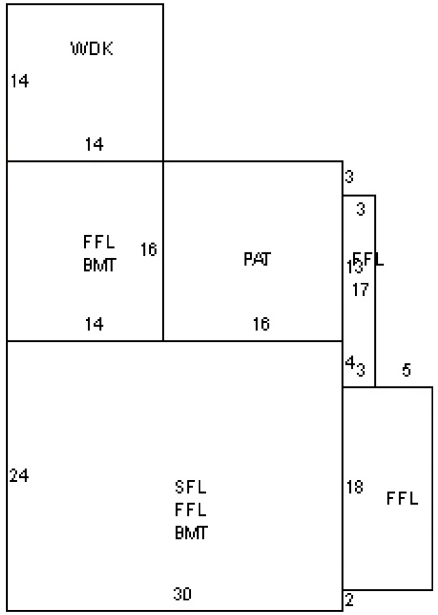
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	171.61
Special Features:	0	Val/Su Net:	119.23
Final Total:	388100	Val/Su SzAd	208.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,139	156.010	177,691
BMT	Basement	944	52.890	49,925
SFL	Second Floor	720	156.010	112,325
PAT	Patio	256	3.670	939
WDK	Deck	196	10.970	2,150

Net Sketched Area:	3,255	Total:	343,030
Size Ad	1859	Gross Area	3255	FinArea	2048
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	